



**MASTER FEE SCHEDULE**  
**Chapter 16 – Development & In-Lieu Fees**  
**Development & In-Lieu Fees**

City of Chula Vista Development Services  
 276 Fourth Avenue, Chula Vista, CA 91910

**FEE BULLETIN**

**16-100**

*October-May*  
 2016-2017

For expansion/renovation of existing projects, fees apply to the net increase in impact only, as determined by increase in dwelling units, gross acres, square feet, or vehicular trips.

All rates are current as of the date of this Fee Bulletin. Fees are set by Ordinance or Council Policy. Please contact Development Services to confirm current rate schedule.

**PUBLIC FACILITIES DIF**

*Applicable: Citywide*

Single Family, per dwelling unit (DU)

Civic Center .....	\$2,907
Police.....	\$1,760
Corporation Yard.....	\$472
Libraries .....	\$1,671
Fire Suppression System .....	\$1,469
Program Administration .....	\$632
Recreation Facilities.....	\$1,269
<b>Single Family Total PFDIF, per DU.....</b>	<b>\$10,180</b>

Multifamily, per DU

Civic Center .....	\$2,754
Police.....	\$1,901
Corporation Yard.....	\$378
Libraries .....	\$1,671
Fire Suppression System .....	\$1,057
Program Administration .....	\$598
Recreation Facilities.....	\$1,269
<b>Multi Family Total PFDIF, per DU.....</b>	<b>\$9,628</b>

Commercial, per gross acre

Civic Center .....	\$9,276
Police.....	\$8,314
Corporation Yard.....	\$8,038
Fire Suppression System .....	\$3,884
Program Administration .....	\$2,019
<b>Commercial Total PFDIF, per acre.....</b>	<b>\$31,531</b>

Industrial, per gross acre

Civic Center .....	\$2,931
Police.....	\$1,793
Corporation Yard.....	\$3,785
Fire Suppression System .....	\$773
Program Administration .....	\$638
<b>Industrial Total PFDIF, per acre .....</b>	<b>\$9,920</b>

**TRAFFIC SIGNAL FEE**

*Applicable: Citywide*

Fee per vehicular trip.....	\$37.28
-----------------------------	---------

*See Master Fee Schedule Fee Bulletin 16-200 for Vehicular Trip Generation Table*

**PARK ACQUISITION & DEVELOPMENT**

The Parkland Acquisition and Development (PAD) fee consists of two fee components: land acquisition and park development.

*Applicable: Citywide. Parkland acquisition fees vary between eastern and western Chula Vista, as divided by I-805. Development fees are consistent citywide.*

Single Family, per dwelling unit

Acquisition, west of I-805 .....	\$4,994
Acquisition, east of I-805 .....	\$12,676
Development, citywide.....	\$5,549
<b>Total single family fee, west of I-805.....</b>	<b>\$10,543</b>
<b>Total single family fee, east of I-805.....</b>	<b>\$18,225</b>

Multifamily, per dwelling unit

Acquisition, west of I-805 .....	\$3,707
Acquisition, east of I-805 .....	\$9,408
Development, citywide.....	\$4,118
<b>Total multifamily fee, west of I-805 .....</b>	<b>\$7,825</b>
<b>Total multifamily fee, east of I-805 .....</b>	<b>\$13,526</b>

Mobile Home, per unit

Acquisition, west of I-805 .....	\$2,337
Acquisition, east of I-805 .....	\$5,932
Development, citywide.....	\$2,597
<b>Total mobile home fee, west of I-805 .....</b>	<b>\$4,934</b>
<b>Total mobile home fee, east of I-805 .....</b>	<b>\$8,529</b>

**EASTERN TRANSPORTATION DIF**

*Applicable: East of I-805*

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....	\$13,541
Medium Density: 6.1 – 18 DU/gross acre .....	\$10,832
High Density: > 18.1 DU/gross acre .....	\$8,124
Senior Housing: > 8 DU/gross acre .....	\$5,416
Residential Mixed Use: > 18 DU/gross acre .....	\$5,416

Commercial, per gross acre unless otherwise specified

Mixed Use, per 20,000 SF .....	\$216,656
General: < 5 stories in height .....	\$216,656
Regional: > 60 acres or 800,000 SF .....	\$148,951
High Rise: >= 5 stories in height .....	\$379,148

Other, per gross acre unless otherwise specified

Office: < 5 stories in height .....	\$121,869
Industrial RTP .....	\$108,328
18-Hole Golf Course, per course .....	\$947,870
Medical Center .....	\$880,165

*Note: Mixed Use projects are subject to both the Mixed Use Commercial rate for the commercial portion of the project AND the Mixed Use Residential rate for the residential units.*

**WESTERN TRANSPORTATION DIF**

*Applicable: West of I-805, except Bayfront area*

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....	\$4,084
Medium Density: 6.1 – 20 DU/gross acre .....	\$3,267
High Density: > 20.1 DU/gross acre .....	\$2,450
Mobile Home .....	\$2,042

Commercial, per gross acre unless otherwise specified

Regional .....	\$81,680
Community .....	\$114,352
Neighborhood, per gross acre .....	\$196,030
Neighborhood, per 1,000 SF .....	\$19,603
Street Front .....	\$65,344
Retail .....	\$65,344
Wholesale Trade .....	\$98,016

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....	\$245,040
Low Rise Office: < 6 stories, per acre .....	\$122,520
Low Rise Office: < 6 stories, per 1,000 SF .....	\$8,168
Medical Office .....	\$204,200

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: < 4 stories, per acre .....	\$81,680
Low Rise Lodging: < 4 stories, per room .....	\$4,084
High Rise Lodging: 4+ stories in height .....	\$122,520

Industry, per gross acre

Heavy Industry .....	\$49,008
Warehouse/Storage .....	\$24,504
Industrial Park .....	\$36,756
Light Industrial .....	\$81,680

**BAYFRONT TRANSPORTATION DIF**

*Applicable: Bayfront area*

Residential, per dwelling unit (DU)

Low Density: 0 – 6 DU/gross acre .....	\$9,871
Medium Density: 6.1 – 20 DU/gross acre .....	\$7,896
High Density: > 20.1 DU/gross acre .....	\$5,922
Mobile Home .....	\$4,935

Commercial, per gross acre unless otherwise specified

Regional .....	\$197,420
Community .....	\$276,388
Neighborhood, per gross acre .....	\$473,800
Neighborhood, per 1,000 SF .....	\$47,380
Street Front .....	\$157,936
Retail .....	\$157,936
Wholesale Trade .....	\$236,904

Office, per gross acre unless otherwise specified

High Rise Office: 6+ stories in height .....	\$592,260
Low Rise Office: < 6 stories, per acre .....	\$296,130
Low Rise Office: < 6 stories, per 1,000 SF .....	\$19,742
Medical Office .....	\$493,550

Lodging (Hotel/Motel), per gross acre unless otherwise specified

Low Rise Lodging: < 4 stories, per acre .....	\$197,420
Low Rise Lodging: < 4 stories, per room .....	\$9,871
High Rise Lodging: 4+ stories in height .....	\$296,130

Industry, per gross acre

Heavy Industry .....	\$118,452
Warehouse/Storage .....	\$59,226
Industrial Park .....	\$88,839
Light Industrial .....	\$197,420

**PEDESTRIAN BRIDGE DIFs**

Otay Ranch Village 1, 2, 5, and 6 Pedestrian Bridge DIF

*Applicable: Otay Ranch Villages 1, 2, 5, and 6*

Single Family, per DU ..... \$857  
Multi Family, per DU ..... \$635

Otay Ranch Village 11 Pedestrian Bridge DIF

*Applicable: Otay Ranch Village 11*

Single Family, per DU ..... \$2,432  
Multi Family, per DU ..... \$1,803

EUC (Millenia) Pedestrian Bridge DIF

*Applicable: Millenia Eastern Urban Center Project*

Single Family, per DU ..... \$615.13  
Multi Family, per DU ..... \$456.10

**SEWER & DRAINAGE DIFs**

Telegraph Canyon Drainage

*Applicable: Telegraph Canyon drainage basin*

Fee per acre ..... \$4,579

Telegraph Canyon Sewer, Gravity Flows

*Applicable: Telegraph Canyon sewer basin*

~~Fee per equivalent dwelling unit (EDU) ..... \$216.50~~

Poggi Canyon Sewer, Gravity Flows

*Applicable: Poggi Canyon sewer basin*

Fee per equivalent dwelling unit (EDU) ..... \$265

Salt Creek Sewer, Gravity Flows

*Applicable: Salt Creek and Wolf Canyon sewer basins*

Fee per equivalent dwelling unit (EDU) ..... \$1,381